

**Planning, Community & Economic Development – Terry Schum**  
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The following is an ongoing report on the status of zoning applications filed with the Maryland-National Capital Park and Planning Commission (M-NCPPC) in or near the City of College Park and applications for variances and departures filed with the city. Projects will remain on the report until their final disposition (approved, denied or withdrawn). ***Updated information shown in italics.***

**CURRENT APPLICATIONS FILED WITH M-NCPPC**

**MAZZA GrandMarc Apartments/Commercial**  
**DSP-04049-01**

Filed: Pre-application notice filed November 25, 2008  
Location: West side of US Route 1, south of Hollywood Road  
Applicant: PPC / CHP Maryland Limited Partnership  
Purpose: Construction of approximately 10,000 square feet of retail commercial space.  
Status: Application has been accepted. No hearing date scheduled. The applicant appeared before the Zoning Hearing Examiner on March 10, 2010 to amend two conditions associated with DSP-04049, which were recommended for approval. The District Council took the case under advisement and approved the Zoning Hearing Examiner's recommendation on June 23, 2010.

**Steven Behr House**  
**SE 4611 and DDS 590**

Filed: Pre-application notice sent July 31, 2009  
Location: 4618 College Avenue  
Applicant: Steven Behr  
Purpose: To convert a single-family dwelling to a two-family unit and validate the existing driveway width.  
Status: On December 17, 2009, the Planning Board recommended approval with conditions. The Zoning Hearing Examiner heard the case on February 3, 2010 and continued the hearing to March 31, 2010. A decision to deny was issued on October 6, 2010. *The City appealed the decision to clarify some legal issues and the public hearing before the District Council was held on January 24, 2011 and is pending a decision.*

**M-Square, University of Maryland Research Park  
DSP-09028**

Filed: September 11, 2009  
Location: 4400, 4500 and 4600 River Road, College Park, MD  
Applicant: Mannekin/COPT  
Purpose: Development of 3 – 5-story, 150,000 square foot buildings for general office and research use, surface parking lots and a 3 level parking garage.  
  
Status: Application has been accepted but the applicant has waived the 70-day appeal period. The Planning Board hearing has not been scheduled.

**Baywood Hotels  
DSP 10005**

Filed: Pre-application notice sent January 28, 2010  
Location: 9137 Baltimore Avenue  
Applicant: Baywood Hotels  
Purpose: Replacement of the existing Howard Johnsons and Days Inn hotels with two new hotels. Applicant is also proposing to construct approximately 8,835 square feet of commercial office and retail space on the property  
  
Status: Application has not been filed.

**University Gardens  
Certification of Non-Conforming Use  
NCU-2036-2010-U**

Filed: Pre-application notice dated May 6, 2010  
Location: 4620 Knox Road  
Applicant: Larry Taub, Attorney  
Purpose: To certify existing residential apartment buildings constructed in 1947  
  
Status: Application has not been accepted.

**The Mosaic at Turtle Creek  
DPLS-354**

Filed: Pre-application notice filed June 3, 2010  
Location: 300 feet West of Mowatt Lane  
Purpose: Requesting a revised parking ratio pursuant to Section 27-568(1) of the Prince George's County Code  
  
Status: *Planning Board hearing has been scheduled for March 10, 2011.*

**College Park Homes I**  
**CNU-12116-09**

Filed: Pre-application notice filed July 2, 2010  
Location: 6923 Carleton Terrace  
Purpose: Certification of Nonconforming Use of an existing residential apartment building constructed in 1947  
Status: Application has not been accepted.

**College Park Homes II**  
**CNU-12112-15-09**

Filed: Pre-application notice filed July 2, 2010  
Location: 7007, 7009, 7015 & 7017 Fordham Court  
Purpose: Certification of Nonconforming Use of an existing residential apartment building constructed in 1947  
Status: Application has not been accepted.

**College Park Homes III**  
**CNU-12117-19-09**

Filed: Pre-application notice filed July 2, 2010  
Location: 7011, 7011A & 7013 Fordham Court  
Purpose: Certification of Nonconforming Use of an existing residential apartment building constructed in 1947  
Status: Application has not been accepted.

**Stephens Apartments**  
**CNU-20554-2010**

Filed: Pre-application notice filed September 29, 2010  
Location: 7404 Columbia Avenue  
Purpose: Certification of a six (6) unit apartment building built in 1957  
Status: Application has not been filed.

**Domain College Park**  
**DSP-09031**

Filed: Pre-application notice filed August 18, 2010  
Location: Corner of Campus Drive and Mowatt Lane  
Purpose: Construction of a multi-family building with ground floor retail  
Status: *Detailed Site Plan has been accepted and the Planning Board public hearing will be held February 24, 2011.*

**Domain College Park  
DDS-604**

Filed: Pre-application notice filed December 9, 2010  
Location: Corner of Campus Drive and Mowatt Lane  
Purpose: Departure from standard off-street parking space, size and design standards for the loading area  
Status: *Application is planned to be heard concurrently with the DSP-09031.*

**CURRENT APPLICATIONS FILED WITH THE CITY/ADVISORY PLANNING COMMISSION**

**BPV-2007-01**

Filed: October 5, 2007  
Applicant: Sandro Baiza  
Location: 3705 Marlborough Way  
Request: Revocation of Building Permit 1640 for a fence  
Status: Oral argument held before the Mayor and Council on February 26, 2008 and was continued until April 1, 2008 for more deliberation. On April 8, 2008 the Mayor and Council denied the request for validation of the building permit and required the removal of the retaining wall in the front yard. The applicant is required to submit a proposal for removing all of the retaining wall at the June 3, 2008 work session. On May 7, 2008, the applicant filed in the Circuit Court for Prince George's County for judicial review of the decision. Oral arguments were heard in the Circuit Court on December 19, 2008 and the judge ruled in favor of the City. The applicant has appealed this decision to the Court of Special Appeals and a hearing was held on February 8, 2010. The Court of Special Appeals ruled on May 6, 2010 that the City Council applied the wrong standard in considering appellant's validation request and are reversing and remanding the case for further consideration under the appropriate standard. The order of remand was issued on September 28, 2010. Public Hearing schedule for APC's January 6, 2011 meeting for Reconsideration for validation of a permit issued in error. The Advisory Planning Commission voted 7-0-0 to recommend approval of Permit #1640 only for the portion of retaining wall as currently constructed in the front yard.

**CPV-2007-12**

Filed: June 8, 2007  
Applicant: Miriam Diaz

Location: 4712 Fox Street  
Request: Variance to expand the existing driveway and validate in existing shed and porch  
Status: Continued until further notice.

**APC-CEO-0013-2004**

Applicant: Robert Schnabel & Stephanie Stullich  
Location: 7400 Dartmouth Avenue  
Request: Insufficient time allotted to complete tasks required for compliance.  
Status: At the APC's December 3, 2009 meeting the applicant submitted an updated timeline and photographs of the progress made on the property violations. A written interim progress report was submitted June 2010 and the applicant is scheduled to meet before the APC again in February. The applicant met with APC on February 3, 2011 and submitted a progress report, timeline and photographs of the progress made on the property violations. The applicants will be submitting quarterly reports on the progress of the violations starting May 3, 2011.

**CPD-2010-01**

Filed: July 18, 2010  
Applicant: Chinese Bible Church of College Park, Inc.  
Location: 9618 Autoville Drive  
Request: Waiver of the 15 parking spaces and 1 loading space  
Status: *The Departure has been continued until further notice.*

**CPV-2010-11**

Filed: *December 3, 2010*  
Applicant: *Mary Dugan-Hoelk and Mark Hoelk*  
Location: *4603 Fordham Road*  
Request: *Variance to replace an existing driveway*  
Status: *Approved by the Mayor & Council at their February 8, 2011 meeting.*